

700 SYLVAN AVENUE

Englewood Cliffs, New Jersey

FULL BUILDING PLUG & PLAY FLAGSHIP HEADQUARTERS OPPORTUNITY

321,005 sf Sublease Available
Term Through November 2034

View Gallery



CAMPUS TOUR

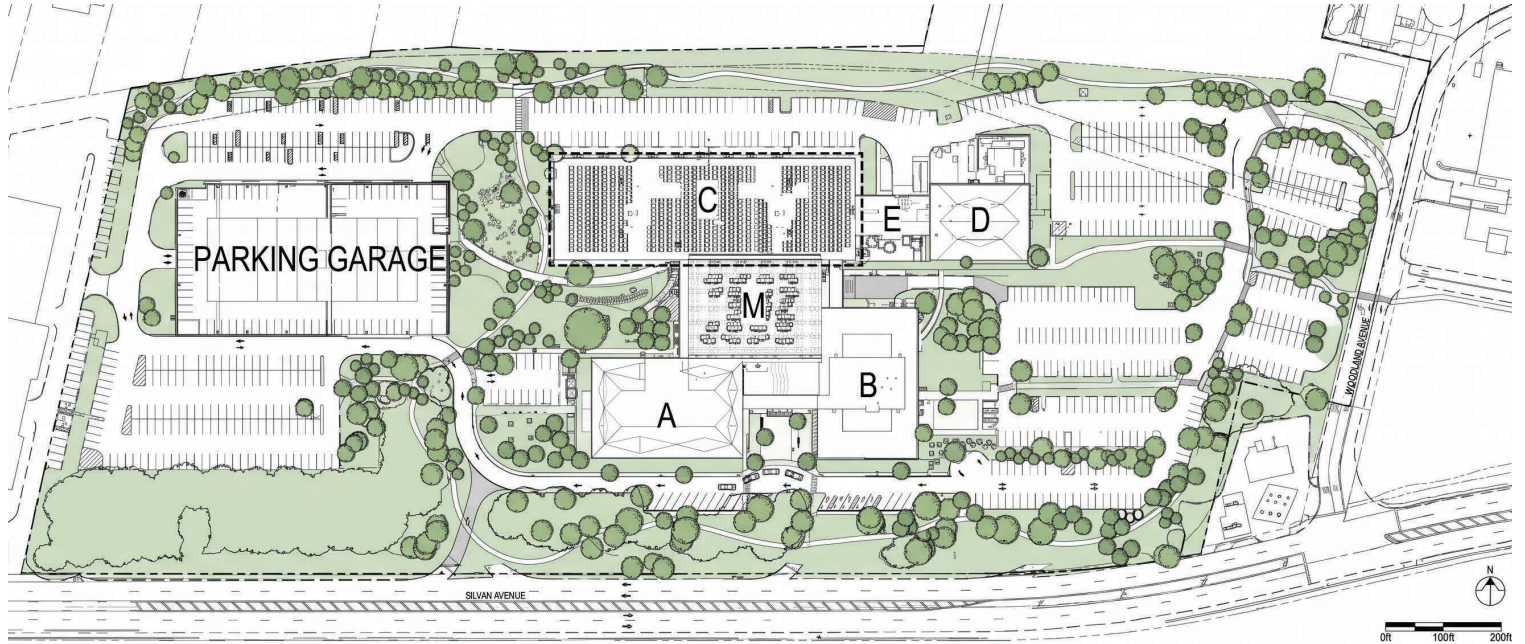




FULLY-AMENITIZED CORPORATE HEADQUARTERS FACILITY



PROPERTY HIGHLIGHTS



ENCLOSED CENTRAL COURTYARD CONNECTS BUILDING TO SHARED FACILITIES

FLEXIBLE OPPORTUNITIES

Reasonable
Divisions Considered

PLUG & PLAY

Fully Furnished
with Steelcase
& West Elm Furniture

OPEN LAYOUTS

Virtually
Column Free
Work Areas

IMPROVEMENT

Full Renovation
& Upgrade of Campus
Recently Completed

AMENITIES

Fitness Center
& Google-style
Enclosed Atrium

PARKING

Adjacent Covered
& Surface Parking

CAFETERIA

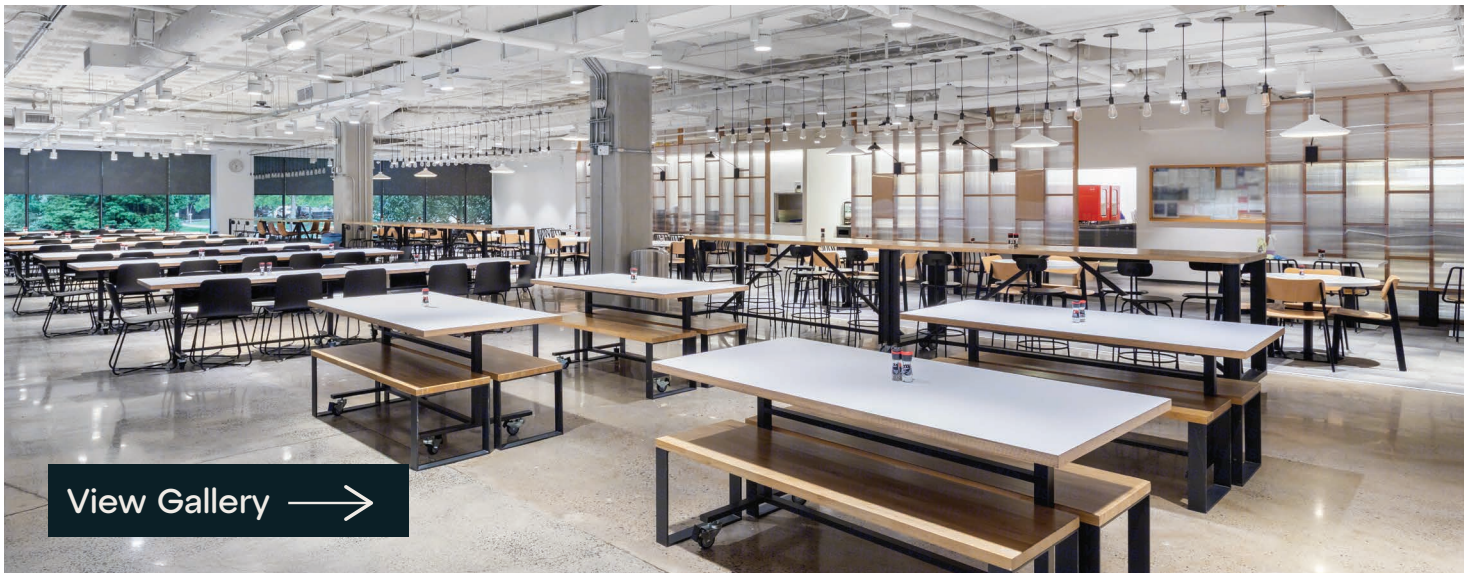
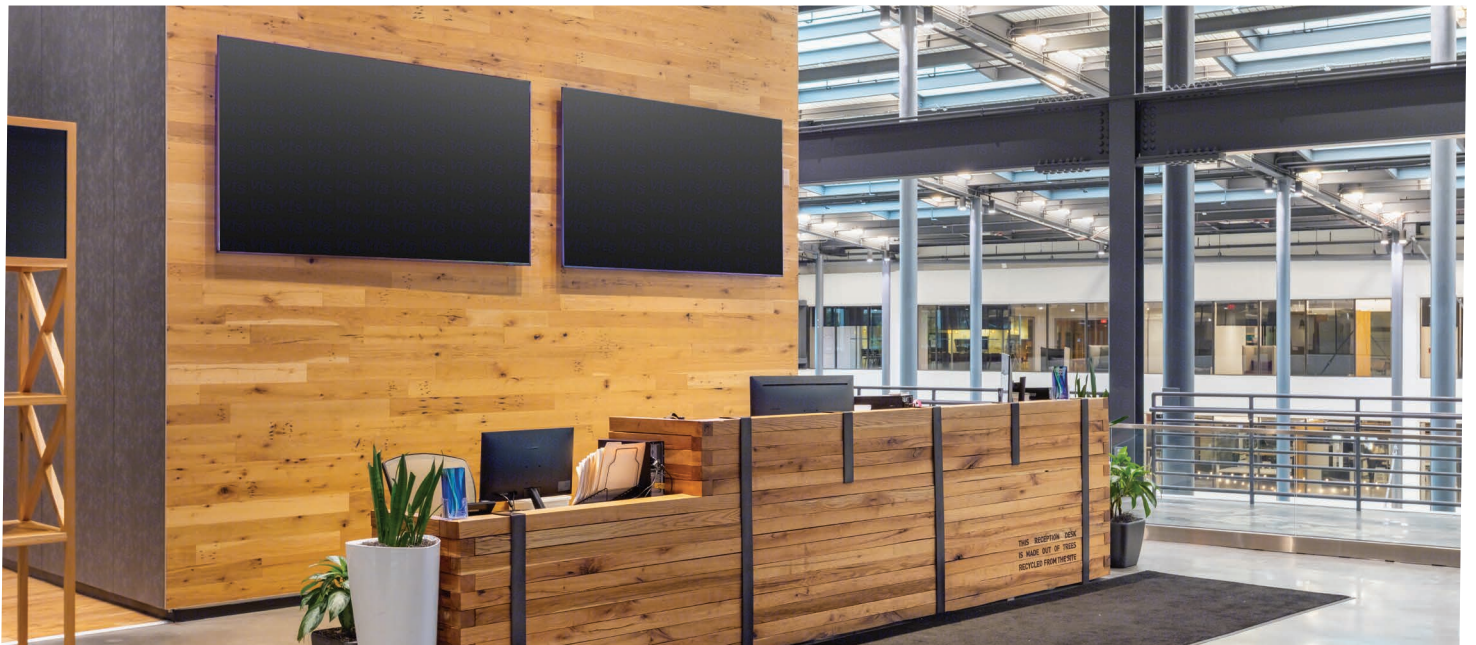
Furnished with
All Infrastructure
In Place

TRANSIT

in Close Proximity to
Palisades Interstate
Parkway, Route 4 & 46
and I-95

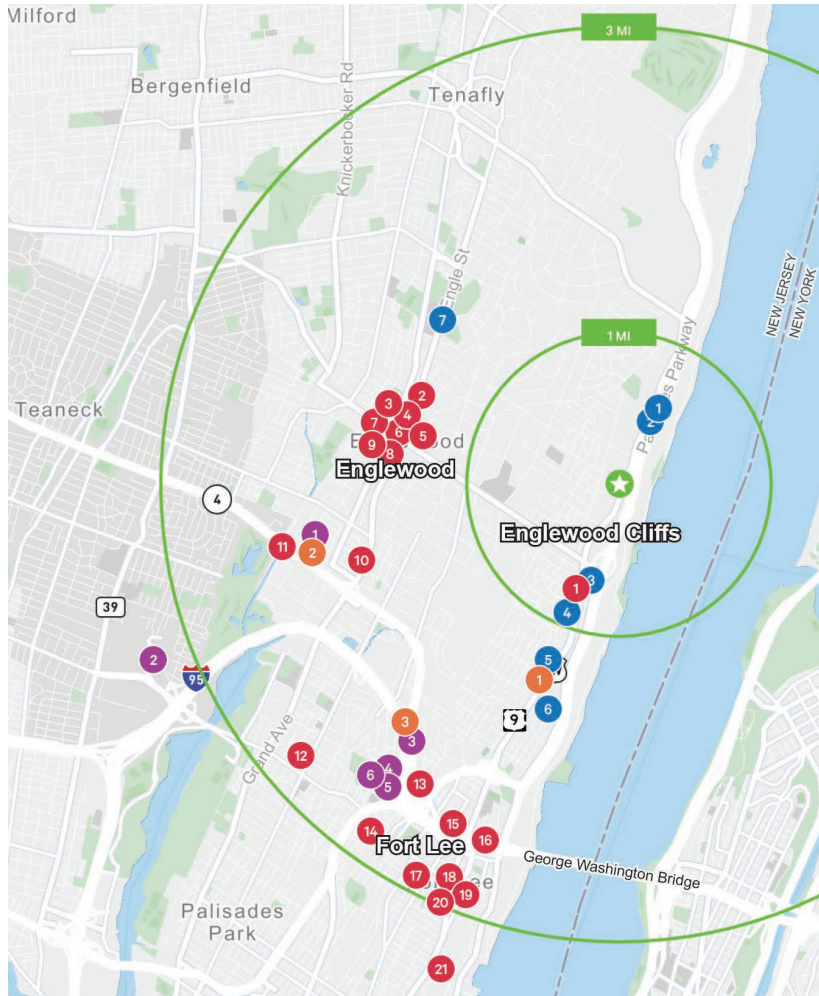
ALL ACCESS

24/7
Building Access



[View Gallery](#) →

TRILLION DOLLAR MILE / AREA LIFESTYLE AMENITIES



Hotels

1. Crowne Plaza Englewood
2. Teaneck Marriott
3. Best Western Fort Lee
4. Holiday Inn GW Bridge
5. Double Tree Fort Lee / GW Bridge
6. Hyatt Place Fort Lee / GW Bridge

Corporate Neighbors

1. OwnBackup
2. CNBC
3. Connect One Bank Corporation
4. ET Browne Drug Company
5. Ferrari North America
6. LG Electronics
7. Englewood Health

Fitness

1. 24 Hour Fitness
2. THE GYM
3. Retro Fitness

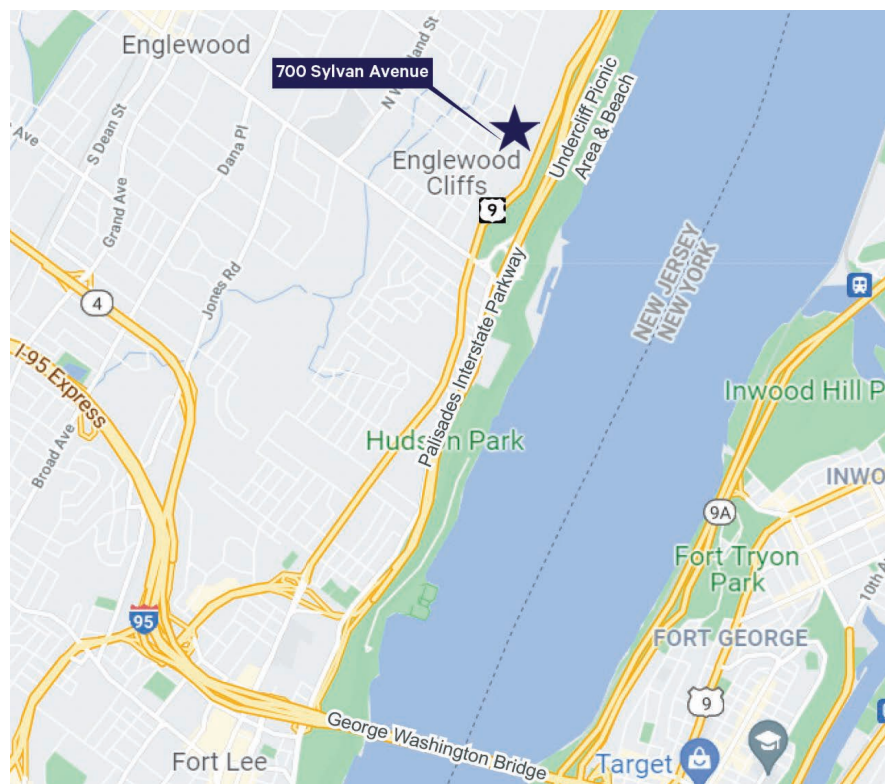
Restaurants

- | | |
|----------------------------|----------------------------|
| 1. Bada Story | 7. Best Dumplings |
| 2. Eastern Kitchen | 8. Cassie's |
| 3. Grissini | 9. Ramen Azuma |
| 4. Giovanni's Bicycle Club | 10. Jackson Hole |
| 5. Lefkes Estiatorio | 11. Panera Bread |
| 6. Rose's of Englewood | 12. Dante's |
| 7. Palisades Court * | 13. Chiller's Grill |
| 8. Pintxo y Tapas | 14. Chipotle |
| 9. Sofia | 15. Shanghai |
| 10. Starbucks | 16. Kuba |
| 11. Playa Bowls | 17. Aquarius |
| 12. Blue Moon Mexican Cafe | 18. Ventanas |
| 13. Hummus Elite | 19. In Napoli |
| 14. Zula | 20. Fudgarten |
| 15. Dulce de Leche Bakery | 21. The River Palm Terrace |
| 16. Noches de Colombia | |
| 17. Aki Lounge | |
| 18. Matsuyama | |

Building located directly off and with visibility / potential signage on Route 9W

Directly off Palisades Interstate Parkway and Route 9W and in close proximity to Route 4 & 46 and I-95, and with easy access to New York City via the George Washington Bridge

Close proximity to downtown Englewood, one of Bergen County's most vibrant live-work-play communities



321,005 SF SUBLEASE AVAILABLE

TERM THROUGH NOVEMBER 2034

FLOOR	APPROXIMATE SQ. FT.	FLOORPLANS
Floor 04	30,044 RSF	Download Plan
Floor 03	104,545 RSF	Download Plan
Floor 02	110,346 RSF	Download Plan
Floor 01	76,070 RSF	Download Plan

Measurements are subject to final confirmation by architect.

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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